

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Royce Rogers and Glenda Rogers are the owners of a tract of land being all of Lot 7-R of THE COUNTRY PLACE, an addition in Parker County, Texas according to the plat thereof recorded in Plat Cabinet E, Slide 363 of the Plat Records of Parker County, Texas and all of Lots 12, 13, 14 and a part of Lot 15 in Block 7 of COUNTRY PLACE, an addition in Parker County, Texas according to the plat thereof recorded in Plat Cabinet A, Slide 279 of said Plat Records and being described as the called 10.86 acre tract of land described in the deed to Royce Rogers and Glenda Sue Rogers as recorded in Volume 1890, Page 1104 of the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (whose Northing is 6935194.65 and whose Easting is 2147572.89) for the northwest corner of said Lot 7R, the northeast corner of a called 4.01 acre tract of land described in the deed to Linda S. Dean as recorded in Volume 1377, Page 852 of said Deed Records and being in the southerly right-of-way line of Tangle Wood Drive having a 60 foot right-of-way as dedicated in said Plat Cabinet A, Slide 279;

THENCE southeasterly along the common line of said 7R and said Tangle Wood Drive the following:
South 52°11'24" East, a distance of 507.27 feet to a 5/8" iron rod found at the beginning of a curve to the right;

along a curve to the right, having a radius of 461.64 feet, a delta angle of 04° 37' 59", an arc length of 37.33 feet, and long chord bearing and distance of S 49°58'14" E 37.32 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northeast corner of said Lot 7R and the northwest corner of Lot 9-R in said Plat Cabinet E, Slide 363;

THENCE South 23°25'46" West, along the common line of said Lots 7-R and 9-R, a distance of 480.78 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common south corner of said Lots 7-R and 9-R, being in the north line of said 10.86 acre tract and north line of Lot 12 in said Plat Cabinet A, Slide 279;

THENCE South 42°25'22" East, along the common line of said Lot 9-R and 12, a distance of 360.07 feet to a wood fence post for the most easterly corner of said 10.86 acre tract, the northeast corner of said Lot 12 and the northwest corner of Lot 11;

THENCE South 41°19'15" West, along the common line of said Lots 12 and 11, a distance of 298.52 feet to a 5/8" iron rod found for the southeast corner of said Lot 12 the west corner of said Lot 11, the south corner of said 10.86 acre tract, and being in the northerly right-of-way line of Timber Wild Drive, having a 60 foot right-of-way as dedicated in said Plat Cabinet A, Slide 279 and at the beginning of a curve to the left;

THENCE northwesterly along the common line of said 10.86 acre tract and said Timber Wild Drive the following:

Along said curve to the left, having a radius of 360.70 feet, a delta angle of 16° 43' 09", an arc length of 105.26 feet and long chord bearing and distance of N 64°16'35" W 104.88 ; feet to a 3" steel fence post;
North 72°41'29" West, a distance of 135.82 feet to a 5/8" iron rod found at the beginning of a curve to the right;

along a curve to the right, having a radius of 3377.75 feet, a delta angle of 03° 21' 35", an arc length of 102.75 feet, and long chord bearing and distance of N 70°58'31" W 198.07 feet to a 5/8" iron rod found;

North 69°13'56" West, a distance of 92.02 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 263.14 feet, a delta angle of 37° 39' 50", an arc length of 172.98 feet, and long chord bearing and distance of N 50°23'59" W 169.88 feet to a 5/8" iron rod found at the beginning of a curve to the left;

along a curve to the left, having a radius of 1373.25 feet, a delta angle of 04° 27' 31", an arc length of 106.87 feet and long chord bearing and distance of N 34°2'7" W 106.84 to a capped iron rod found for the most westerly corner of said 10.86 acre tract and the south corner of a called 2.313 acre tract of land described in the deed to Jack Noble and Linda Noble as recorded in Volume 1895, Page 377 of said Deed Records;

THENCE North 30°52'32" East, along the common line of said 10.86 acre tract and said 2.313 acre tract, a distance of 495.56 feet to a 5/8" iron rod found for an angle point in the west line of said 10.86 acre tract, the northeast corner of said 2.313 acre tract and the south corner of said 4.01 acre tract;

THENCE North 18°0'45" East, along the common line of said 10.86 acre tract and said 4.01 acre tract, a distance of 484.60 feet POINT OF BEGINNING and containing 14.0025 acres;

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Royce Rogers and Glenda Rogers do hereby adopt this plat designating the hereinabove described real property as

LOTS 7R-1, 14R AND 12R
THE COUNTRY PLACE
and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 7 day of Sept., 2022.

Royce Rogers
Royce Rogers

Glenda Rogers
Glenda Rogers

BEFORE ME, the undersigned authority, on this day personally appeared Richard Royce Rogers, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

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18330.007.012.00
18330.007.012.50

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OWNER/DEVELOPER:
ROYCE ROGERS AND GLENDA ROGERS
1101 TANGLE WOOD DRIVE
WEATHERFORD TX

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of Sept. 2022.

[Signature]
Notary Public State of Texas

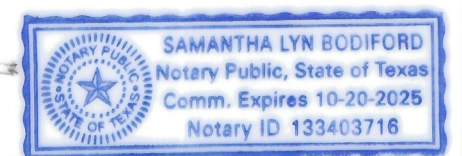


STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Glenda Rogers, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of Sept. 2022.

[Signature]
Notary Public State of Texas



ACCORDING TO MAP NO. 48367C0150E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER SOURCE: INDIVIDUAL WATER WELLS

UNLESS NOTED OTHERWISE ALL CORNERS ARE 5/8" IRIS

LEINER FEET = Tangle Wood 544.60 Timber Wild = 810.19

UTILITY EASEMENTS
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 12th DAY OF September, 2022.

[Signature]
COUNTY JUDGE

George A. Conley *[Signature]*
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3

[Signature] *[Signature]*
COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4

FINAL PLAT
LOTS 7R-1, 14R AND 12R
THE COUNTRY PLACE

being all of Lot 7-R of THE COUNTRY PLACE, an addition in Parker County, Texas according to the plat thereof recorded in Plat Cabinet E, Slide 363 of the Plat Records of Parker County, Texas and all of Lots 12, 13, 14 and a part of Lot 15 in Block 7 of COUNTRY PLACE, an addition in Parker County, Texas

14.0025 acres
August 2022

WARD SURVEYING COMPANY
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